

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 28, 2006
AGENDA DATE: July 5, 2006
PROJECT ADDRESS: 421 E. Figueroa Street (MST2006-00050)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Allison De Busk, Associate Planner

I. PROJECT DESCRIPTION

The project consists of the conversion of three (3) residential units, two (2) of which are currently under construction, to condominium units. The existing unit is an historic adobe (Arrellanes-Kirk adobe). The project would result in three (3) four-bedroom detached units on the property. Six (6) covered parking stalls and one (1) uncovered guest parking stall are included.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13);
2. A Condominium Conversion Permit to convert three (3) existing residential units to three (3) condominium units (SBMC 28.88).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 421 E. Figueroa Street

APPLICATION DEEMED COMPLETE: June 12, 2006
DATE ACTION REQUIRED PER MAP ACT: August 31, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant/Property Owner: J. Allen Zimmer	
Parcel Number: 029-173-017	Lot Area: 0.47-acres (20,426 sq. ft.)
General Plan: Residential – 12 units/acre	Zoning: R-3 Limited Multiple-Family Residence
Existing Use: residential (3 units)	Topography: 5.6% slope north to south (to street)
Adjacent Land Uses:	
North - residential	East - residential
South - residential	West - residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	7,738 sq. ft.	7,738 sq. ft.
Garage/Carport	1,066 sq. ft.	1,066 sq. ft.
Accessory Space	229 sq. ft.	229 sq. ft.

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing/Proposed
Setbacks -Front -Interior -Rear	10 feet 6 feet 6 feet	10 feet 6 feet 6 feet (residence) 1 foot (accessory structure)
Building Height	3 stories and 45 feet	2 stories and 26'-3"
Parking	3 covered and 3 uncovered	6 covered and 1 uncovered guest stall
Lot Area Required for Each Unit (Variable Density)	2,800 sq. ft. per unit (8,400 sq. ft. total)	6,800 sq. ft. per unit (20,426 sq. ft. total)
10% Open Space	2,042.6 sq. ft.	More than 2,400 sq. ft.
Private Outdoor Living Space	160 sq. ft. each unit	At least 300 sq. ft. each unit
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	7,251 sq. ft. 35% 2,354 sq. ft. 11% 10,935 sq. ft. 54%

The proposed project meets the requirements of the R-3 Zone. An exception to the private storage space requirements of the Condominium Conversion Ordinance is requested because the storage provided for the units is not directly accessible from the unit it serves. Staff supports this exception because the amount of storage provided is well in excess of the minimum required.

VI. ISSUES

A. PRIOR REVIEW

The Historic Landmarks Commission (HLC) reviewed and approved a proposal for an addition (including some demolition) to the adobe residence and construction of two (2) two-story units on the property on September 15, 2004. A Historic Structures Report for the adobe was accepted by the HLC on August 4, 2004, with an addendum accepted May 3, 2006.

A Modification to allow a portion of the wall within the front setback to exceed a height of three and one half feet (3 ½') was approved by the Modification Hearing Officer on September 7, 2005.

A building permit for construction of the units was issued on December 15, 2005.

B. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element: The Land Use Element of the General Plan describes the project site as being located within the Laguna neighborhood of the City. The General Plan calls for a density of twelve dwelling units per acre throughout most of this

neighborhood, and recognizes that, because a large amount of R-3 zoned property in the area is developed with single-family houses, development potential in the neighborhood is great. The proposed project site is located in an area that is mixed with single- and multi-family developments, and the project would be consistent with development allowed by the land use designation.

Housing Element: Santa Barbara has very little vacant or available land for new infill residential development and, therefore, the City has supported build-out of housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The proposed condominium conversion would provide for homeowner opportunities in a neighborhood with close proximity to employment and commercial opportunities. It also provides the financial mechanism by which an historic abode can be preserved. Therefore the project can be found consistent with Housing Policies 2.4, 3.3, 4.3, and 4.4 (refer to Exhibit E for complete text).

C. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301, Existing Facilities, for the division of existing single-family residences into common interest ownership.

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. CONDOMINIUM CONVERSION PERMIT (SBMC §28.88.100)

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.
2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara and with the density requirement of its Land Use Element.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.

4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
5. The units have not been "affordable rental units"; therefore, affordability restrictions do not apply to the project.
6. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than four units.
7. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.
8. The owner has made a reasonable effort to assist those tenants wishing to purchase their units for purposes of minimizing the direct effect on the rental housing market created by relocating such tenants.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated June 12, 2006
- D. HLC Minutes
- E. Housing Element Policies

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

421 E. FIGUEROA STREET
TENTATIVE SUBDIVISION MAP, CONDOMINIUM CONVERSION PERMIT
JULY 5, 2006

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Garages/Carports Available for Parking.** A covenant that includes a requirement that all garages and carports be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages/carports were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
 4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping

on the Real Property shall be provided and maintained in accordance with said landscape plan.

5. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on July 5, 2006 is limited to three residential condominiums and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.

B. Public Works Requirements Prior to Building Permit Issuance. The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project:

1. **Figueroa Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on East Figueroa Street. As determined by the Public Works Department, the improvements shall include approximately 90 feet of sidewalk, curb and gutter, two curb drains, one driveway approach, crack seal to the centerline of the street along entire subject property frontage, underground service utilities, install one City light Type B, connect to City water and sewer mains, preserve and/or reset survey monuments and contractor stamps. The building plans shall be prepared by a registered civil engineer or licensed architect. Any work in the right-of-way requires a public works permit.

C. Building Permit Plan Requirements. The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by the Historic Landmarks Commission.
2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 th *

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

3. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Parcel Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
<hr/>		
Contractor	Date	License No.
<hr/>		
Architect	Date	License No.
<hr/>		
Engineer	Date	License No.

- D. **Public Works Submittal Prior to Parcel Map Approval and Recordation.** Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to approval of the Parcel Map:

1. **Certificate of Occupancy for Physical Standards for Condominium Conversions.** Owner shall complete all necessary work in order to comply with the Physical Standards for Condominium Conversions specified in Section 28.88.040 of the Municipal Code and receive a final certification of occupancy for such work.

2. **Building Permit Required for Conversion.** Evidence that a conversion permit has been issued for the conversion of the three single-family residences to three condominiums.
3. **Water Rights Assignment.** Owners shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights shall not include a right of surface entry on or from the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. The City shall record this agreement in the Office of the County Recorder concurrent with the Parcel Map.
4. **Parcel Map Preparation.** Owners shall submit a Parcel Map to the Public Works Department acceptable for recordation. The Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.

E. Prior to Certificate of Occupancy on Building Permit for Condominium Conversion. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete or provide evidence of completion of the following:

1. Recordation of Parcel Map.
2. Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
3. Recordation of the Private Covenants.
4. The two existing *Pittosporum* trees that are going to be/have been removed should be replaced with *Acer oblongum* trees prior to Occupancy, subject to approval by the Park and Recreation Department.
5. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.
6. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.

F. Litigation Indemnification Agreement. In the event the Staff Hearing Officer approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code section 27.07.110.

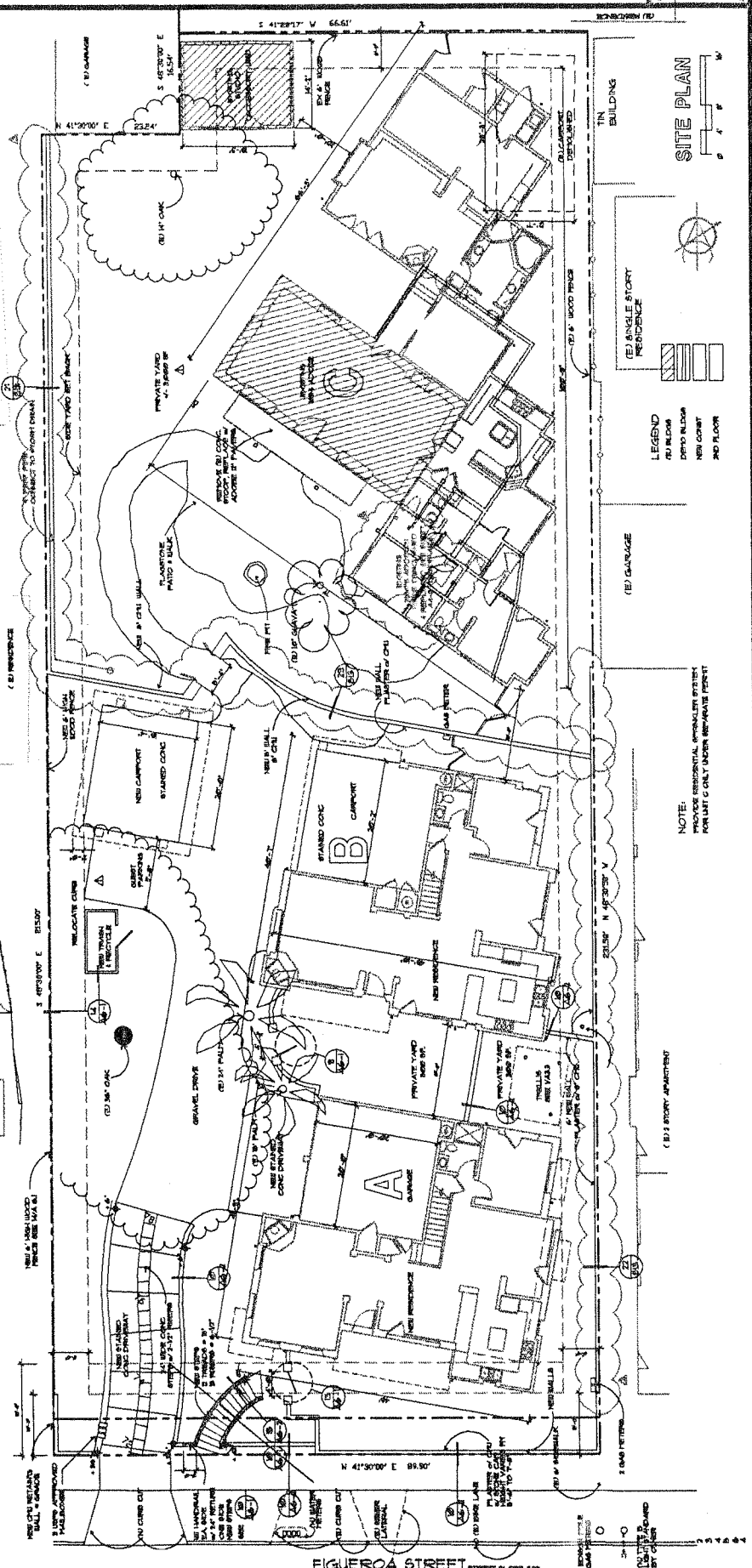
PROJECT DAIA

[illegible]

STATISTICS

[illegible][illegible]

DRIVEWAY SECTION



DEMO IN LUGAR	
NEW COAST	
AND FLOOR	

NOTE:
IMPROVED ENVIRONMENTAL MONITORING SYSTEMS
FOR UNIT C ONLY UNDER SEPARATE PURCHASE



12 June 2006

Betty Weiss, City Planner
Planning Division
City of Santa Barbara
630 Garden St
Santa Barbara, CA 93101

J. Allen Zimmer, A.I.A.
Gregory C. Rech, A.I.A.
architects

Re: Condominium Conversion
Las Casas Arrellanas
417, 419, & 421 E. Figueroa Street
Santa Barbara, California

RECEIVED

JUN 13 2006

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Ms. Weiss:

We are proposing the conversion of 3 detached rental units, which are currently under construction, into condominium units. It has been our goal since purchasing the property 4 years ago to restore and rehabilitate the historic adobe.

Since purchasing the property we found extensive deterioration of portions of the original adobe structure, and the various additions to the building that were carried out over the years. We discovered that the roof structure of the adobe, which had been previously structurally modernized in the '20s, had been improperly designed and constructed. As a result it is necessary to completely remove and replace the entire roof structure. We learned that the concrete sub-floor of the adobe varied in thickness from 1" to 5" and had to be replaced. We learned that the concrete slabs which were placed immediately adjacent to the exterior of the adobe must be removed so as to prevent water migration into the adobe walls, causing them to melt. The interior ceiling and floors in the adobe were previously replaced with modern materials, which are not in keeping with the historic nature of the structure, and in the interest of properly restoring the adobe we elected to replace them so that the interior is in keeping with the historic period of the building.

Prior to our purchase there were 5 separate additions to the original structure, none of which were structurally sound or esthetically appropriate to the historic character of the structure. We discovered that, during the past several decades when the property was rented, a number of serious different maintenance issues were not addressed. These included leaking roofs and severe termite damage that over the years have resulted in extensive damage that required the demolition of the additions.

1530 Chapala St.
Santa Barbara
California, 93101
p: 805/966.7141
f: 805/564.4121

EXHIBIT C

The extensive cost of correcting these deteriorated existing conditions made it necessary that we create new units on the site to help defer the cost of rehabilitating the historic adobe structure. We are hereby applying for a condominium conversion permit and for approval of a tentative subdivision map.

As a part of this application we are requesting an exception to the requirement for private storage for condominium units to be accessible from the garage (SBMC,28.88.040,E). Because the carport for Unit C (the historic adobe) is located 50' away from Unit C we have provided storage within the Unit which we believe is more appropriate for convenience of use and the ability to provide climate control for stored materials. Although Units A & B have attached parking we also felt it was desirable for convenience of use and the ability to provide climate control for stored materials to provide the 200 cubic feet of storage within the Units.

The following is the response to the condominium conversion standards SMMC 28.88.040 and 28.88.060:

28.88.040

- A. Unit Size. The units all exceed 600 square feet.
- | | |
|--------|-------------------|
| Unit A | 2,740 s.f. |
| Unit B | 2,780 s.f. |
| Unit C | <u>3,297 s.f.</u> |
| Total | 8,817 s.f. |
- B. Fire Prevention. 1. Each living unit will be equipped with UBC approved smoke detectors.
2. Unit C will have a monitored fire alarm system that will be maintained by the HOA
- C. Sound Transmission. 1. Not Applicable. The Units are not attached.
- D. Utility Metering. 1. Each unit will have a separate gas and electric meter with gas shut-off for each appliance.
2. Each unit will have its own water meter and a separate meter for landscaping.
3. All plumbing fixtures will conform to the standards for water savings per the UPC.
4. No exceptions to these conditions are requested.
- E. Private Storage. Private storage space on Units A & B is provided in a separate room labeled Storage, which is located on the second floor. These Storage rooms are 5'-6" X 5'-4" x 8'-0" tall with a volume of 234 cubic feet. In order to retain the historic character of the adobe, the parking was located separate from Unit C in a carport. To preserve the view of Unit C, the storage for Unit C was located inside the Unit in the Office. The larger General Storage room is 5'-6" x 2'-10" x 10'-6" tall with a volume of 170 cubic feet. The smaller General Storage is 3'-2" x 2'-4" x 10'-0" tall with a volume of 71 cubic feet. The total of General Storage in Unit C is 241 cubic feet.

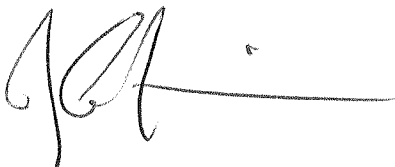
- F. Laundry Facilities Each unit has its own laundry facilities.
- G. Condition of Equipment and Appliances. All the appliances will be new and the HOA will provide written certification to the buyer that all appliances are in good working condition.
- H. Public Easements Not Applicable. None are required.
- I. Refurbishing and Restoration. All improvements will be new. Refurbishing and restoration is not applicable.
- J. Parking Standards The proposed parking exceeds the 2 off street parking standards of 2 cars per unit.
- K. Physical Elements Not applicable. All buildings are new.
- L. Outdoor Living Space The outdoor living spaces as noted on Sheet A2.0 exceed the required 160 s.f. as required per 28.21.081.
- M. Handicapped Accessibility & Adaptability. Not applicable. Fewer than 5 units.
- N. Exceptions Not applicable, no exceptions are requested.

28.88.060

- A. The CC&R's will contain no unique provisions which would be applied on behalf of any or all owners of condominium units.
- B. Specific information concerning characteristics of the project.
 - 1. Unit A 2,740 s.f. 7 rooms
 - Unit B 2,780 s.f. 7 rooms
 - Unit C 3,297 s.f. 7 rooms
 - 2. Not Applicable, not previously rented.
 - 3. Not Applicable, not previously rented.
 - 4. Not Applicable, not previously rented.
 - 5. Not Applicable, not previously rented.
 - 6. Not Applicable, time share not proposed.
- C. Not Applicable, not previously rented.
- D. All relevant information contained above.

Attached is the 30 day development application review which we have annotated with our comments. We hope the above information is clear and complete and we look forward to moving forward with the conversion of these units into condominiums.

Cordially,



J. Allen Zimmer
Angela Holland-Zimmer



City of Santa Barbara

Planning Division

30-DAY DEVELOPMENT APPLICATION REVIEW TEAM (DART) COMMENTS

March 30, 2006

J. Allen Zimmer
J Allen Zimmer Architect
1530 Chapala St.
Santa Barbara, CA 93101

RECEIVED

APR 28 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

**SUBJECT: 30-DAY DEVELOPMENT APPLICATION REVIEW FOR 421 EAST
FIGUEROA ST., MST#2006-00050**

**DART MEETING DATE: April 4, 2006, from 2:00 p.m. - 2:30 p.m.,
630 Garden Street, Housing & Redevelopment
Conference Room, 2nd Floor**

Dear Mr. Zimmer:

I. INTRODUCTION

The City accepted the development application for the subject project for 30-day review on March 3, 2006. The project consists of the conversion of three residential units, currently under construction, to condominium units. The project requires approval of a Tentative Subdivision Map and a Condominium Conversion by the Staff Hearing Officer.

The information reviewed by the DART included a Title Report dated December 29, 2005, Preliminary Foundation Investigation prepared by Pacific Materials Laboratory and dated January 31, 2005, a Master Application, photographs, an Extended Phase 1 Archaeological Survey prepared by Macfarlane Archaeological Consultants and dated February 10, 2003, the Condominium Conversion Evaluation Form, the Hazardous Waste and Substances Statement, the Certified Residential Tenants List Affidavit and mailing labels, an Applicant Letter prepared by J. Allen Zimmer and dated January 27, 2006, and development plans received January 26, 2006.

The City has 30 days from the date a development application is accepted for processing to determine if the application is "complete" (i.e. contains all of the required information necessary for project analysis and decision). During the 30-day application review period, the development application is forwarded to various City land development departments and divisions for their review, comments, and completeness determination. The City is required to notify a project proponent within the 30-day application review period of its determination as to development application completeness.

If a development application is determined to be "incomplete," the City will specify in writing to the project proponent the additional information required. The application will be placed "on-hold" until the required information is received. Not later than 30 days from receipt of the additional information, the City will again determine if the application is "complete." If the application remains incomplete, the City will again transmit its determination to the project proponent and specify the additional information required. If the City determines the application is "complete", further processing shall commence. Further processing includes environmental review of the proposed project, analysis for compliance with applicable plans, policies, ordinances, codes, etc., and action on the proposed project application by the appropriate decision-making body(ies).

Also, during the 30-day application review period, I was assigned as the lead contact regarding this project. Any questions or concerns you may have relative to the processing of the development application should be directed to me at (805) 564-5470.

II. COMPLETENESS DETERMINATION

The purpose of this letter is to notify you that the development application for the subject project is "incomplete," and additional information is required. The required additional information is specified below.

III. REQUIRED ADDITIONAL INFORMATION

Staff has identified the following information as necessary in order to adequately review the proposed development project. **Subsequent applications will not be accepted without this information.**

A. Planning Division

1. Applicant Letter: Your formal application letter should be addressed to the Staff Hearing Officer and should clearly identify what you are proposing, why you are making the proposal, and the permits/approvals for which you are applying. Include responses to the condominium conversion standards identified in SBMC §28.88.040 and §28.88.060, even if the response is "Not Applicable". This letter becomes a main attachment to the Staff Hearing Officer Staff Report.

See attached letter.

2. In a separate letter to staff, discuss how the comments contained in this letter have been addressed.

Find our annotated comments contained in this letter.

3. Because the units are under construction and have never been occupied, the requirement for a physical elements report, a structural pest control report and a building history report (SBMC, §28.88.050, B) is hereby waived for the two new units. These items are required for the adobe building.

The only remaining building element of Unit C, the Adobe, will be the 4 adobe walls and the 4 windows and 1 door. The adobe roof structure,

roofing, and floor will be new construction. The existing 1890's historic portion of the project was subsequently found to be structurally unsound and will be completely replaced. The additions adjacent to the adobe will be new construction. The only remaining structural element of Unit C will be the adobe walls. These walls have been reviewed and approved by the building department to support the new roofing. We believe for the above reasons that the physical elements report and a structural pest control report should be waived, as they were for Units A & B. A full historic report has been reviewed and approved by the Historical Landmarks Committee for this Unit.

4. Because there are no tenants occupying the buildings, the tenant protection provisions identified in SBMC, §28.88.100 are not applicable to this project. If the construction is completed and the units are rented prior to Staff Hearing Officer approval of the Tentative Map, these provisions will be applicable.

Noted.

5. It appears as though you have submitted mailing labels for both property owners and tenants within a 300-foot radius of the exterior boundaries of your property. For a condominium conversion, mailing labels for property owners within a 300-foot radius are required, and tenant labels are required only for the subject property. As the units are under construction, there are no tenants residing on the property currently. If you would like to use the property owner mailing labels that you prepared, please submit an affidavit signed by the label preparer along with two sets of labels. Alternatively, the City can prepare these for you for \$120.00.

We agree to have the City provided the mailing labels. Attached find the signed affidavit

6. The scale indicated on all floor plans and elevations is wrong. Please identify it as $\frac{1}{4}" = 1'$, not $\frac{1}{8}" = 1'$.

The graphic scale on the drawings has been corrected and the new submission has the correct scale.

7. Indicate on the plans where the private required 200 cubic feet of enclosed private storage space, accessible from the unit's garage or carport, is located (SBMC, §28.88.040, E).

Please note that the private storage space on Units A & B is provided in a separate room labeled Storage, which is located on the second floor. These Storage rooms are 5'-6" X 5'4" x 8'-0" tall with a volume of 234 cubic feet. In order to retain the historic character of Unit C the parking was located separate from Unit C in a carport. To preserve the openness of Unit C view, the storage for Unit C was located in the Unit in the Office. The larger General Storage in the Office is 5'-6" x 2'-10" x 10'-6" tall with a volume of 170 cubic feet. The smaller General Storage is

3'-2" x 2'-4" x 10'-0" tall with a volume of 71 cubic feet. The total of General Storage in Unit C is 241 cubic feet.

8. Indicate the height and type of materials of all fences and walls on the site plan (SBMC, §28.88.050, A, 4).

The fence and wall heights are indicated on Sheet A 2-0. The wall adjacent to the street is a plastered masonry wall that varies in height from 5'6" to 7'-8". This wall is 23' from the driveway and does not interfere with a driver's line of site.

B. Engineering Division

1. **Drainage Calculations.** Submit drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.

Please find attached the drainage calculations prepared by Penfield and Smith.

2. Please show on sheet C-3 notes #1 and #2 under water construction notes on plan.

Please find attached a revised copy of Sheet C-3 with the notes #1 and #2 deleted.

3. Please rename sheet A1-2 and submit with Tentative Map as sheet two.

Please find the revised sheet A 1-2 that has been changed to A 2-0.

4. Please lighten vegetation lines on Tentative Map.

Please find attached the revised Tentative Map with the lightened vegetation lines.

C. Transportation Division

1. Please discuss steps in the driveway, provide details, slope, size, etc. and rationale.

The driveway slope is 15.8% and is intended for the sole use of the residents of the development. The steps are to provide a safe access for guests visiting the property rather than walking up the 40' long sloping driveway. The steps were incorporated into the center of the 12' wide driveway so that as much of the landscape area as possible could be preserved. Attached is a drawing detailing these steps. The steps are 24" wide, with 28" treads that slope 2" from front to rear, and have 2-1/2" risers. The tread depth was chosen to replicate the normal stride of an adult. The riser height was kept to a minimum to allow for ease of use.

2. Pedestrian doors in the garage and carport cannot open into the required clear space. Mount doors to open out and/or consider the use of pocket doors.

The drawings have been revised to indicate the installation of a closer on all doors opening into the garage or carport

3. Please discuss gravel driveway, was this approved?

The existing driveway is paved with California Gold gravel. The retention of the gravel was an important part of the approval by the HLC. During the review by the City for a modification, Rob Dayton required that the type of gravel remain as California Gold due to the reduced impact on the streets because of the crushability of this gravel.

4. Please draw new carport and guest parking to size on plan.

Sheet A2-0 has been modified with the exact size of the carport.

5. Repair/replace sidewalk to city standard.

We agree to repair or replace the existing sidewalk to the City standards.

6. Please clarify on plan how far fence is from driveway. Fences, walls, hedges and signs may not exceed 3' 6" within 10' of the front lot line, and within 10' of either side of a driveway for a distance of 20' from the front lot line.

The attached drawing, showing the driveway details, clearly shows the walls that run on each side of the driveway. The drawing shows that the wall is a maximum of 36" above the sidewalk at the south end and that the wall reduces to 6" in height at the north end. Also shown on Sheet A2-0 are elevations showing that the top of walls, which are a maximum of 36" above the sidewalk.

D. Building & Safety Division

1. Compliance with SBMC §28.88.050 is required for the existing adobe structure, including the provision of a Physical Elements Report, a Structural Pest Report and a Building History Report. A physical elements report prepared by a licensed Architect, Engineer or Home Inspection Service (excluding the owner) will be required to determine the useful life expectancy of the components of the existing house. For any element whose useful life is less than five (5) years, a replacement cost estimate shall be provided.

The only remaining element of Unit C, the Adobe, will be the 4 adobe walls and the 4 windows and 1 door. The adobe roof structure, roofing, and floor will be new construction. The existing 1890's historic portion of the project was found to be structurally unsound and will be completely replaced. The additions adjacent to the adobe will be new construction. The only remaining structural element of Unit C will be the adobe walls. These walls have been reviewed and approved by the building department to support the new roofing. We believe for the above reasons that the physical elements report, and a structural pest control report should be waived, as they were for Units A & B. A full historic report has been

reviewed and approved by the Historical Landmarks Committee for this Unit.

2. Compliance with SBMC §28.88.030 requires that all residential buildings shall, on the date of conversion, be in compliance with the minimum standards of the Uniform Housing Code. Provide documentation that shows this compliance. It may be difficult to show compliance for the adobe structure but the applicant may refer to the Historical Building Code for recommendations and code alternates.

Our structural engineer has analyzed the existing adobe and has provided the engineering calculations to the building department for the upgraded structure. These calculations have been reviewed and approved by the building department.

IV. ADVISORY COMMENTS

A. Planning Division

Projects that require a third or subsequent DART submittal are required to pay one-fourth (¼) of the highest application fee for the project. In this case, the fee would be \$757.50.

We are prepared to pay these fees when requested.

B. Engineering Division

1. Existing private sewer lateral(s) serving the property shall be inspected by closed circuit inspection camera. Any defects identified, shall be repaired before new dwelling(s) is occupied.

All sewer lines serving all the units are new. We therefore don't believe this type of inspection is necessary.

2. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection and plugged with concrete.

All existing sewers have been removed therefore there is no need for plugging.

3. Pay appropriate sewer buy-in fees.

We are prepared to pay these fees when requested.

4. Protect existing sewer utilities in place.

The existing sewer has been removed therefore there is no need for protection.

C.

1. A licensed plumber shall verify if the property requires backwater valve. If existing lateral already has a backwater valve, then it shall be inspected.

This inspection will be performed as a part of the new construction inspection.

2. Staff recommends individual sewer laterals for each unit. Any proposed new "common" sewer lateral shall be sized accordingly, with shared maintenance agreement recorded in private Covenants Conditions and Restrictions (CC&R's).

Each Unit will have its own separate sewer lateral.

3. Cross connection inspection is required for the 4-inch Double Check Detector Assembly. Contact Cross connection Specialist at 564-5575 or 886-6217 to schedule an inspection.

This inspection is typically performed as a part of the new construction inspection. We will notify the specialist when appropriate.

D. Building & Safety Division

1. All plumbing fixtures shall conform to the standards for water saving devices as contained in the Uniform Plumbing Code as amended by the City in chapter 22.04.

All fixtures are new and conform to the UPC.

2. APCD sign off prior to issuance of Building or Public Works permits (Contact Michael Zois at the APCD at (805) 961-8800).

The APCD has reviewed the project as a part of the building permit process and has previously signed off on the project.

V. **ADDITIONAL APPLICATIONS REQUIRED**

Based on the information submitted, the subject project requires the following additional applications for the following reasons:

Engineering Division

Following Staff Hearing Officer:

City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits:

1. Parcel Map, prepared by a licensed surveyor.
2. City Council approval is required for an Agreement Relating to Subdivision Map Conditions Imposed on Real Property. This agreement is prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits.

Required prior to issuance of permits:

3. Agreement Assigning Water Extraction Rights, which reaffirms the City's pre-existing Pueblo water rights. This agreement is prepared by staff and recorded concurrently with the Parcel Map, prior to issuance of Public Works or Building Permits. This agreement does not require Council approval.
4. COUNTY NOTICE: Prior to the recordation of the Parcel Map, contact the *County Tax Collector's* Office, 568-2493 and fill out the County Subdivision application which is used to obtain new APN's from the *County Assessor's* office. Obtain prepayment of taxes letter/ statement or memo from the *County Tax Collector* after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person. THE MAP WILL NOT BE RECORDED WITHOUT THIS WRITTEN VERIFICATION.
5. Public Works Permits are separate from all other City required permits and obtained at the Public Works counter.

VI. FEES

Please be informed that fees are subject to change at a minimum annually. Based on the information submitted, the subject project requires the following additional fees for the following reasons:

A. Planning Division

Prior to the application being deemed complete:

5,810.00

Credit PRT Fee Paid	(\$745.00)
Tentative Map Fee (1-4 lots).....	\$3,030.00
Condominium Conversion Fee	\$2,925.00
Environmental Assessment Fee (with studies)	\$600.00
Mailing List Service Fee (if utilized)	\$120.00

Following Staff Hearing Officer approval:

Plan Check Fee	TBD
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B. Engineering Division

Following Staff Hearing Officer approval:

Plan Check Fee.....	\$120.00
Parcel Map Fee	\$2,491.00
Sidewalk inspection Fee approx 90 linear fee.....	\$431.00
Curb drains.....	\$120.00
5/8 water meter (each).....	\$2,039.00
Sewer buy-ins.....	\$1418.00
2" water line and manifold.....	\$2824.00
Curb and Gutter inspection approx.90 linear.....	\$455.00
Driveway approach.....	\$163.00

C. Transportation Division

Following Staff Hearing Officer approval:

Fee..... \$0.00

D. Building & Safety Division

Following Staff Hearing Officer approval:

Fee..... TBD

VII. PRELIMINARY CONDITIONS OF APPROVAL

At this time, some preliminary conditions of approval have been identified as necessary by some of the land development divisions/departments. In many cases, other conditions of approval will be developed after the application is deemed complete. In general, the following requirements shall be satisfied after Staff Hearing Officer approval, but before any Building or Public Works permits are issued.

Engineering Division

A. Recorded Agreement. Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute (an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (a written instrument), which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

B. Public Works Submittal Prior to Parcel Map Approval. The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map for the project:

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.

2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.

3. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Figueroa Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: approx. 90 feet of sidewalk, crack seal to the centerline of the street along entire subject property frontage, underground service utilities, connection to City water and sewer mains, , preserve and/or reset survey monuments and contractor stamps. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.

C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Recordation of Parcel Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.

2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.

D. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

VIII. NEXT STEPS:

Please make an appointment with me to submit the required additional information, specified in Section III of this letter, at the Planning and Zoning Counter. You should also submit a copy of this letter, indicating how the comments contained herein have been addressed. This information should be submitted within 30 days of the date of this letter¹.

If the additional information required is not received within 120 days of the date of this letter, you will be notified in writing that an "unreasonable delay" in response to the request for additional information has transpired. If the additional information is not received within 60 days of the date of the "unreasonable delay" transmittal, the application shall be "closed" and a

¹ In some instances, the requested additional information cannot be provided within 30 days of the date of the written transmission stating the requirement for additional information. Please contact me as soon as possible to discuss any anticipated delay.

portion of the processing fees forfeited². If you wish to pursue the project, a new, full and complete application as specified in the Submittal Requirements handout for the appropriate hearing body and payment of all applicable fees will be required.

In addition, please be advised that once the subject development application is deemed "complete," you will be notified to provide a reduced (8 1/2" x 11") site plan, elevations, floor plans, and/or Tentative Map (for subdivisions only) prior to the date of the scheduled Staff Hearing Officer hearing. Please note that you will also be required to post the public notice on the site in accordance to current noticing requirements.

IX. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470	Allison De Busk, Associate Planner
Engineering Division, 564-5363	Loree Cole, Supervising Civil Engineer or David Shoemaker, Engineering Tech II
Transportation Division, 564-5385	Jamie Rosenthal, Assistant Transportation Planner
Building & Safety Division, 564-5485	Elizabeth Sorgman, Senior Plans Examiner

X. CONCLUSIONS/GENERAL COMMENTS

Your application has been deemed "incomplete;" however, you may appeal the decision to require additional information. An appeal must be filed at the Community Development Department's Planning and Zoning Counter within 10 days of the date of this letter. The appeal must consist of written notification indicating your grievance with the determination that your application is "incomplete" and the appropriate appeal fee (the 2005 appeal fee is \$150). The appeal will be scheduled for review by the appropriate decision making body and you will receive notice of the hearing date.

These comments constitute your DART review. The project is scheduled for review at a meeting on April 4, 2006 at 2:00 p.m. with staff from the Planning, Transportation, Engineering, Building and Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the DART comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by Monday, April 3, 2006. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting. If you have any general or process questions, please feel free to contact me.

Sincerely,

Allison De Busk

² In some cases, an additional 180-day extension of time to submit the additional information may be approved by the Community Development Director.

30-DAY DEVELOPMENT APPLICATION REVIEW TEAM COMMENTS
421 E. FIGUEROA STREET (MST2006-00050)
MARCH 30, 2006
PAGE 12 OF 12

Allison De Busk, Associate Planner

Attachment:

1. Certified Property Owners List Affidavit

cc: (w/o attachment)
Case Planner
Debra Andoloro, Environmental Analyst
Loree Cole, Supervising Civil Engineer
David Shoemaker, Engineering Tech I
Joe Poire, Fire Inspector III
Jamie Rosenthal, Assistant Transportation Planner
Elizabeth Sorgman, Senior Plans Examiner

CONCEPT REVIEW - CONTINUED**5. 421 E FIGUEROA ST**

R-3 Zone

Assessor's Parcel Number: 029-173-017
Application Number: MST2004-00008
Owner: Allen & Angela Zimmer
Architect: Architects West

((Proposal to demolish 1,000 square feet of an existing 1,810 square foot residence and add 2,330 square feet to the residence. Additionally, the applicant proposes to add two rental units totaling 5,335 square feet. The existing structure is a Designated City Historic Landmark.))

(COMMENTS ONLY - MAY REQUIRE ADDENDUM TO HISTORIC STRUCTURES REPORT)**(First Concept Review of Revised Proposal)****(2:45)**

Allen Zimmer, Architect/Owner; Alexandra Cole, Architectural Historian, present.

Motion: Preliminary approval of the project and an indefinite continuance with the following comments and conditions: 1) One Commissioner felt that the project does not capture the Monterey style. 2) An additional historical evaluation is not being requested. 3) Thicken the walls to reflect a more Monterey style. 4) Relocate the north elevation small windows. 5) Restudy the use of the shutters to be done in a traditional manner.

Action: Pujo/Spann, 3/2/1. Hsu and La Voie opposed. Naylor abstained.

(THE COMMISSION RECESSED FROM 3:08 P.M. TO 3:10 P.M.)**IN-PROGRESS REVIEW****6. 315 W CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 039-302-030
Application Number: MST2003-00471
Owner: Housing Authority of the City of Santa Barbara
Architect: Brian Cearnal & Christine Pierron

(The Housing Authority of the City of Santa Barbara (HASB) is proposing to demolish the existing commercial structures and construct 61 efficiency units and one manager's unit. Each unit would be 216 square feet in size and restricted to affordable rental housing targeted to households at or below sixty percent (60%) of area median income. The building would be a maximum of three stories in height, contain 2,051 square feet of common building area for resident services, and have 5,759 square feet of landscaped courtyards. Seventeen parking spaces would be located in the parking ground level garage and 10 guest spaces would be provided off site.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 030-04)**(3:10)**

Brian Cearnal, Architect, present.

Straw vote: How many Commissioners can support eliminating the corbels? 3/4.

Motion: Continued two weeks with the following comments: 1) The Commission supports the project and believes it is moving in the right direction. 2) The Commission is divided on the capatos. 3) Refine the door canopies with three options including one that uses plaster corbels. 4) Sheet A: 3.12: Correct the placement of the arch and restudy the two arches to add approximately 4" of plaster reveal above the arches. 5) Restudy the placement of columns to the end of the tile rows to eliminate the cantilevers. 6) The mission finials on the flat roof should have a vertical surface to receive the tile. 7) The Commission requires that the rail be intersected in and for the detail provided. 8) Extend the capti ble above the parapet on the horizontal plan the details need to be keyed into the

ARCHAEOLOGY REPORT**4. 2121 MISSION RIDGE RD**

A-2 Zone

Assessor's Parcel Number: 019-161-009
Application Number: MST2004-00401
Owner: John Edwin and Eileen Majella Scott
Applicant: Bernard Austin
Contractor: Giffin and Crane Contractors
Architect: Anthony Spann

(Proposal to construct an 885 square foot addition and a 315 square foot timber trellis for an existing 2,317 square foot one-story residence and an existing 693 square foot one-story legal non-conforming residence. The proposal will amount in a 3,202 square foot residence on a 23,522 square foot lot located in the Hillside Design District.)

(Review of Archaeological Resources Report prepared by Western Points Archaeology)

(2:00)

Motion: The Commission accepts the report as submitted.
Action: Naylor/Pujo, 5/0/0. Spann stepped down.

HISTORIC STRUCTURES REPORT**5. 421 E FIGUEROA ST**

R-3 Zone

Assessor's Parcel Number: 029-173-017
Application Number: MST2004-00008
Owner: Allen & Angela Zimmer
Architect: Architects West

(Proposal to demolish 1,000 square feet of an existing 1,810 square foot residence and add 2,330 square feet to the residence. Additionally, the applicant proposes to add two condominiums totaling 3,909 square feet. The existing structure is a Designated City Historic Landmark.)

(Review of revised Historic Structures Report prepared by Alex Cole)

(2:00)

Motion: The Commission accepts the report with the condition that on page 32 in the third paragraph, the sentence "It therefore does not appear appropriate to use board and batten siding on these units" shall be stricken.
Action: Naylor/Pujo, 6/0/0.

THE COMMISSION RECESSED FROM 2:03 P.M. - 2:11 P.M.

HISTORIC STRUCTURES REPORT

3. 832 ORANGE AVE

R-3 Zone

(2:12) Assessor's Parcel Number: 037-024-002
Application Number: MST2005-00657
Owner: Lorenzo and Maria Martinez
Applicant: Manuel Contreras

(Proposal to demolish a 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3,344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior yard setback.)

(Review of Historic Structures/Sites Report prepared by Carole Denardo.)

Present: Carole Denardo and David Lemon, Architectural Historians
Ceasar Cruz, Designer

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the amount of information and the layout of the report are impressive and greatly appreciated. Staff has reviewed the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report with the following design review comments: 1) It is important that the addition does not overwhelm the modest original house. 2) Pay attention to the detailing. 3) The back house has an awkward entrance. A compromise must be achieved to provide an entrance that is inviting. 4) The location of the water heaters on the exterior of the house is inappropriate. 5) The drawings of the existing house should be representative of the photograph of the house.

Action: La Voie/Naylor, 7/0/0.

HISTORIC STRUCTURES REPORT

4. 421 E FIGUEROA ST

R-3 Zone

(2:24) Assessor's Parcel Number: 029-173-017
Application Number: MST2004-00008
Owner: Allen and Angela Zimmer
Architect: Architects West

(This is a City Landmark: Arrellanes-Kirk Adobe. Proposal to demolish 1,000 square feet of an existing 1,810 square foot residence and add 2,330 square feet to the residence. Additionally, the applicant proposes to add two rental units totaling 5,335 square feet.)

(Review of Historic Structures Letter Addendum prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Architectural Historian
Allen Zimmer, Architect

Staff comment: Mr. Jacobus, Associate Planner/Urban Historian, stated that a Historic Structures letter Addendum Report was requested when the Historic Landmarks Commission reviewed a revision to the project.

Motion: The Commission accepts the report as submitted.

Action: La Voie/Boucher, 7/0/0.

MISCELLANEOUS ACTION ITEM:

(2:29)

REQUEST TO FORWARD THE LOWER RIVIERA SPECIAL DESIGN DISTRICT GUIDELINES TO CITY COUNCIL FOR ADOPTION.

The Lower Riviera Special Design District was created as part of the Demolition Review Ordinance Amendments in October 2004. Over the past few months, City Staff and volunteers from the Bungalow Haven Neighborhood Association have worked on creating draft guidelines which are intended to guide development within the Lower Riviera Special Design District in order to ensure its continuing compatibility to the proposed Bungalow Haven Historic District, which lies within its core. The guidelines, once adopted, will serve to assist property owners, architects, contractors, and commissions and design review boards to design projects that will be appropriate, compatible, and beneficial to the Special Design District, and to assist the City in reviewing applications for new projects and alterations to structures within, and in close proximity to, the proposed Historic District.

Present: Jake Jacobus, Urban Historian
Jaime Limón, Senior Planner

Mr. Limón stated that 300 neighborhood property owners were provided notice of this discussion meeting. The Special Design District Guidelines are an interim document and the Commission is being requested to decide as to whether the guidelines along with the revisions are ready to be presented to City Council.

Mr. Jacobus explained that the Special Design District Guidelines were revised in response to the Historic Landmarks Commission's comments and briefly reviewed the changes during the meeting. The preparers are also expecting comments from the Architectural Board of Review and the Planning Commission. The HLC members will be informed if there are any revisions before the final document is presented to City Council.

Copies of letters received from the public were given to the Commission members and discussed by Mr. Jacobus. One of the letters was from a resident who requested to remain anonymous in fear of retribution. The anonymous writer is concerned that too many building regulations will affect the ability for residents to make necessary alterations to their buildings.

The other letter received was from Randy Wright, resident, addressing concerns relating to the Guideline's requirement that historically authentic materials be used in the renovation process that ignore modern practicality, such as maintainability and energy efficiency.

Applicable Housing Policies

Policy 2.4: Every effort shall be made to preserve those structures which are either architecturally significant, historically important or both. These buildings contribute to the atmosphere of historic Santa Barbara giving the neighborhoods a sense of history, character and variety.

Policy 3.3: New development in or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.

Policy 4.3: Given limited remaining land resources, the City shall concentrate efforts to develop housing on vacant infill sites and redevelopment of opportunity sites in commercial and residential zones with priority for commercial and mixed-use development.

Policy 4.4: Ensure that new market-rate residential development is consistent with City housing goals.